



smarthomes

Overton Close

Hall Green, Birmingham, B28 9NA

- A Spacious & Well Presented Semi-Detached Family Home
- Three Good Size Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Shower Room

£325,000

EPC Rating - 66

Current Council Tax Band - C





Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to a double glazed front door leading into

Enclosed Porch

With double glazed windows to property frontage and side, laminate flooring, courtesy door to garage, light point and further single glazed door leading to

Entrance Hallway

With ceiling light point, laminate flooring, stairs leading to the first floor accommodation and door leading off to



Open Plan Lounge/Diner to Rear

15' 8" x 9' 10" (4.8m x 3m) With UPVC double glazed French doors to rear with matching side windows, laminate flooring, two ceiling light points and opening into

Re-Fitted Kitchen to Rear

16' 4" x 5' 10" (5m x 1.8m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with feature extractor over and oven below. Space and plumbing for dishwasher, tiling to splash back areas, laminate flooring, two ceiling light points, under stairs storage cupboard with space and plumbing for washing machine, wooden glazed door to side passage and UPVC double glazed windows to the side and rear aspects



Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to



Bedroom One to Rear

15' 8" x 9' 10" (4.8m x 3m) With double glazed window to rear elevation, laminate flooring and two ceiling light points

Bedroom Two to Front

10' 9" x 9' 10" (3.3m x 3m) With double glazed window to front elevation, laminate flooring and ceiling light point



Bedroom Three to Rear

10' 2" x 6' 6" (3.1m x 2m) With double glazed window to rear elevation, laminate flooring and ceiling light point



Re-Fitted Family Shower Room to Front

7' 2" x 5' 6" (2.2m x 1.7m) Being re-fitted with a modern white suite comprising of a spacious shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, laminate flooring, airing cupboard, ceiling light point and an obscure double glazed window to the front elevation

South Facing Rear Garden

Being mainly laid to lawn with paved patio, access to property frontage and panelled fencing to boundaries

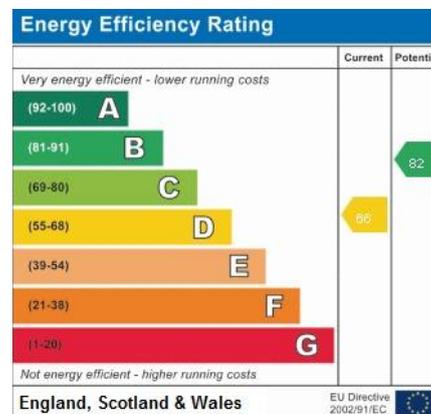


Integral Garage

With an up and over door for vehicular access and courtesy door to porch

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



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